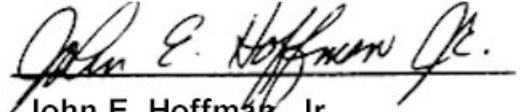


This document has been electronically entered in the records of the United States Bankruptcy Court for the Southern District of Ohio.

IT IS SO ORDERED.

Dated: May 29, 2015




John E. Hoffman, Jr.
United States Bankruptcy Judge

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF OHIO
EASTERN DIVISION**

In the Matter of: : Case No. 14-52934
: Chapter 7; Judge John E. Hoffman, Jr.
AMT Machine Systems, Ltd. :
:
Debtor. :

**AGREED ORDER ON TRIANGLE COMMERCIAL PROPERTIES, LLC'S MOTION
FOR ALLOWANCE AND PAYMENT OF CHAPTER 11 ADMINISTRATIVE CLAIM
(#118)**

This matter is before the Court upon Triangle Commercial Properties, LLC's Motion for Allowance and Payment of Chapter 11 Administrative Expense Claim (Doc. #118)(the "Motion"). William B. Logan, Jr., Chapter 7 Trustee, Ohio Developmental Services Agency, and Strip Hoppers Leithart McGrath & Terlecky Co. LPA, both on its own behalf and on behalf of the Debtor have obtained stipulated extensions of time to respond to the Motion.

The Motion filed by Triangle Commercial Properties, LLC ("Triangle") seeks allowance and payment of a Chapter 11 administrative expense claim. Triangle was the lessor of the

Debtor's former business premises located at 6155 Huntley Road, Columbus, Ohio 43229 ("Premises") pursuant to a lease attached as Exhibit A to the Motion ("Lease"). The Motion sought allowance and payment of a Chapter 11 administrative expense claim in the total amount of \$133,612.80.

The Motion was served upon the Office of the United States Trustee, the Debtor, the Chapter 7 Trustee, and all creditors and parties in interest as reflected in the Notice and Certificate of Service attached to the Motion. No responsive pleading to the Motion was filed.

In lieu of further proceedings, the parties have agreed to the allowance and payment of the Chapter 11 administrative expense claim of Triangle as set forth in this agreed order. The parties agree that Triangle has a new tenant for the Premises effective July 1, 2015. The parties further agree that Triangle should be allowed a Chapter 11 administrative expense claim in the total amount of \$37,974.30, calculated as follows:

Premises Cleaning Removal (post-petition)	\$189.01
Pre-11/14 CAM (balance of month was paid per prior Court Order (doc #105))	\$754.04
Rent and CAM February 2015	\$4,157.25
Rent and CAM March 2015	\$4,157.25
Rent and CAM April 2015	\$4,157.25
Rent and CAM May 2015	\$4,157.25
Rent and CAM June 2015	\$4,157.25
Abated rent (Per lease Paragraphs 2 and 26 of Lease) To be paid if debtor defaulted under the lease \$2,415.00 per month for first 3 months of lease:	\$7,245.00
Triangle's Attorney Fees (allowed by Paragraph 27 of Lease)	\$9,000.00
TOTAL	\$37,974.30

The parties agree that while the Motion did not include a request for payment of the abated rent or attorney fees, the deadline to assert a Chapter 11 administrative expense claim is June 8, 2015, so Triangle could file an amended Motion. The parties further agree that Triangle is holding a security deposit in the amount of \$4,150.00.

Based upon the agreement of the undersigned parties, and the matters contained in the Motion, the Court finds that the allowance of a Chapter 11 administrative expense claim to Triangle in the amount of \$37,974.30 should be, and hereby is, APPROVED as set forth in this Agreed Order.

The Court finds that it has jurisdiction over this matter pursuant to 28 U.S.C. 157 and 1334, and the General Order of Reference entered in this District. Venue is proper pursuant to 28 U.S.C. 1408 and 1409. The matters raised here constitute core proceedings pursuant to 28 U.S.C. 157(b)(2).

Based upon the foregoing, it is ORDERED that Triangle is awarded a Chapter 11 administrative expense claim in the amount of \$37,974.30. Triangle is authorized to apply the security deposit it is holding in the amount of \$4,150.00. The balance owed to Triangle, in the amount of \$33,824.30 shall be allowed as a Chapter 11 administrative expense claim to be paid with such other allowed Chapter 11 administrative expense claims.

IT IS SO ORDERED.

APPROVED:

/s/ Myron N. Terlecky per e-mail authorization

Myron N. Terlecky (0018628)

Strip, Hoppers, Leithart, McGrath & Terlecky Co., LPA

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Default List, plus

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